

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
JULY 20, 1960

This regular meeting of the City Council of the City of Lodi held beginning at 8:00 o'clock p.m. of Wednesday, July 20, 1960. Councilmen Brown, Katzakian, Mitchell, Ullmann and Culbertson (Mayor) present; none absent.

Also present: City Manager Glaves, Administrative Assistant Carlton, City Attorney Mullen and Planning Director Rodgers.

MINUTES           The minutes of July 6, 1960 were approved as written and mailed on motion of Councilman Katzakian, Ullmann second.

PUBLIC HEARINGS

HARRISON ADD.   Mayor Culbertson reopened the public hearing on the petition for annexation of the Harrison Addition with C-1 zoning which was continued from the meeting of July 6. The City Clerk read a communication signed by all the property owners in the proposed Harrison Addition withdrawing their protest to annexation except with C-1 zoning. There being no protests to the annexation, either written or oral, on motion of Councilman Katzakian, Brown second, the City Council introduced Ordinance No. 680, by reading of title only and waiving the reading of the ordinance in full, annexing the Harrison Addition (with R-1 zoning).

ORD. NO. 680  
INTRODUCED

APPEAL ON  
FAMILY PLAN  
HOME PERMIT  
DENIED

Notice thereof having been published in accordance with law, Mayor Culbertson called for the public hearing on the appeal of 29 nearby property owners from the decision of the Planning Commission to approve the request of Mrs. Frieda Schueler for a use permit to operate a State Family Plan Home with not more than four guests at 729 North Pleasant Avenue. The City Manager read the report from the Planning Commission citing the reasons for granting the use permit and setting forth the conditions thereto. Mr. Ray Leach, 720 North Pleasant, one of the appellants, stated he was opposed to the Family Plan Home for the same reasons as stated in the appeal: That it would devalue surrounding property, disturb the neighborhood, and pave the way for other objectionable enterprises, which would further degrade the neighborhood. Attorney Robert Mertz, representing Mr. Leach, Roy Claflin, and Wm. Thomas, stated that granting the use permit would be a "foot in the door" for other uses which would change the character of the neighborhood which was presently residential. He stated that a precedent would be set which would make it difficult to deny other uses such as the healing arts and beauty parlors. Mrs. Dora L. Preszler, 231 Louie Avenue, stated that old people might object to barking of her two dogs and that accidents had occurred at the street corner of 729 North Pleasant. Mrs. James McKellips, 316 Louie Avenue, said that there were twenty-two

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children in the 300 block of Louie Avenue and that old people would object to the noise. Mrs. Frieda Schueler then spoke against the appeal, saying that she had operated a home for 2½ years which had not devaluated surrounding property, that she was required by law to keep the place presentable and that old people do not object to noise more than other people. Mrs. Robert Mattis, 308 Louie, and Mrs. Bill Tate, 221 Forrest, stated they had no objections to the home for older people. The City Clerk read a letter from Mr. & Mrs. Harold K. Jones, 312 Louie Avenue, stating they wished to withdraw their names from the petition making the appeal and are in favor of the home. Mayor Culbertson pointed out that no zoning change was involved in granting the use permit, that the permit was only to Mrs. Schueler and could not be transferred, and that it could be revoked at any time. Councilman Katzakian felt that the family plan home would not devalue property and he had no objections to the granting of the permit. Councilman Brown stated that he had investigated the neighborhood and did not consider that the home would be objectionable. Councilman Katzakian moved that the appeal be denied. The motion was seconded by Councilman Mitchell and carried unanimously.

#### COMMUNICATIONS

PINE BOX CO. REQUEST FOR OUTSIDE SERVICES	Communication from Pine Box Realty Company requesting temporary connections to the City's water, sewer and drainage systems for property located outside the City limits along the north side of East Lockeford Street and east of Reynolds Road. The Company agrees to annexation of the property when legally possible. The City Manager brought up the question of additional right of way for Lockeford Street in this area and suggested that the property owners be contacted before making a decision on the request. On motion of Councilman Mitchell, Ullmann second, the Council unanimously voted to table the request to the meeting of August 3, 1960.
CONGRATULA- TIONS FOR POLICE WORK	Letter from the San Joaquin County Safety Council congratulating the Council and the Police Department for the Certificate of Achievement for Police Traffic Supervision in 1959 awarded to the Police Department by the International Association of Chiefs of Police.
S.J. PLANNING ASSO. MEETING	Notice from the San Joaquin Planning Association that its next meeting will be held on August 5, 1960.
CITY BLDG. AT 125 N. STOCKTON ST. RENTED	Offer from the Lodi Farm Employment Service of \$100 per month for rental of the building at 125 North Stockton Street formerly occupied by the State Department of Employment. The building would be rented for three months commencing August 1. On motion of Councilman Brown, Katzakian second, the Council unanimously accepted the offer of the Lodi Farm Employment Service for rental of the building at \$100 per month.

GREYHOUND  
PUC APPL.

Notice of application of The Greyhound Corporation before the Public Utilities Commission for increases in intrastate express charges and passenger fares.

## ABC LICENSES

Notices of Application for Alcoholic Beverage Licenses as follows:

1. On Sale General (Club License) and Caterers' permit for Fraternal Order of Eagles, Lodi Aerie No. 848, 201 North Sacramento Street.
2. Off Sale General, Gladys M. and Leo C. Vitali, Vitali's Bottle Shop, 412 West Lodi Avenue.
3. On Sale General, Leonard S. Antrim and Walter P. Steyaert, Tokay Lane, 112-14 North School Street.

## PROP. NO. 1

Bulletin from the League of California Cities on the California Water Resources Development Bond Act which will be voted on at the General Election in November.

## CVD, LCC

Notice of the Central Valley Division, League of California Cities, meeting in Modesto on July 28.

## REPORTS OF THE CITY MANAGER

## CLAIMS

Claims in the amount of \$86,715.48 were approved on motion of Councilman Brown, Mitchell second.

RED ZONES AT  
TOKAY BOWLRES. NO. 2343  
ADOPTED

The City Manager read a recommendation from the Engineering Department that no parking zones be established thirty feet north and south of both driveways at the Tokay Bowl, 620 South Cherokee Lane, because of the traffic hazard caused by large semi-trucks and trailers parking close to the driveways. On motion of Councilman Mitchell, Katzakian second, the Council adopted by unanimous vote Resolution No. 2343 establishing no parking zones 30 feet north and south of two driveways at 620 South Cherokee Lane, subject to approval by the State Division of Highways.

DIV. OF HIGH-  
WAYS MAINT.  
AGREEMENTRES. NO. 2344  
ADOPTED

A Maintenance Agreement with the State Division of Highways for sweeping of State highways and supplying of electricity for traffic lights on State routes within the City limits was presented for approval. On motion of Councilman Brown, Katzakian second, the City Council adopted Resolution No. 2344 approving the agreement and authorizing the Mayor and City Clerk to sign.

SUBSTATION  
PROPERTY  
PURCHASE

City Manager Graves stated that negotiations had been made for purchase of two parcels of property at 545 and 551 East Locust Street which are required for the City's substation facilities. The property of William Guggolz may be purchased for \$13,000 plus \$950 closing costs and the George Danos property for \$7,000 plus closing costs. Councilman Katzakian, stating that these figures were not out of line, moved that the purchase of these two parcels be authorized. The motion was seconded by Councilman Mitchell and carried unanimously.

BUS FRANCHISE The City Manager presented the request of Andrew Mehrer for renewal of the local bus system franchise. Mr. Graves stated that the operation of the bus system was in precarious financial condition and therefore the proposed ordinance granting the franchise contained a minimum of conditions as well as establishing the franchise on a year-to-year basis. Mr. Mehrer objected to having the franchise on a year-to-year basis because of possible investments he might make in the system. He was told that the Council would be willing to consider any concrete proposals which Mr. Mehrer would present that would warrant amending the ordinance. On motion of Councilman Mitchell, Ullmann second, the City Council by unanimous vote introduced Ordinance No. 681 granting the bus franchise to Andrew Mehrer by reading of title only and waiving reading of the ordinance in full.

AWARD - OILS AND GREASES The City Manager presented the following tabulation of bids on oils and greases to be furnished the City from August 1 to July 31, 1961:

	Motor Oil	Gear Lube	Grease
Union Oil Co.	.729	.1625	.2025
Texaco, Inc.	.545	.1425	.1525
Signal Oil Co.	.664	.16	.17
Richfield Oil Co.	.729	.165	.1675
Seaside Oil Co.	.680	.175	.150
Shell Oil Co.	.747	.160	
Tidewater Oil Co.	.5425	.1425	.15

Councilman Brown moved the adoption of Resolution No. 2345 awarding the contract for the oils and greases to Tidewater Oil Company. Motion was seconded by Councilman Katzakian and carried unanimously.

YELLOW STAR THISTLE CONTROL City Manager Graves reported that the San Joaquin County Agricultural Department was requesting that the City's puncture vine spraying program be expanded to include yellow star thistle. It would require the same type of spray as is used for puncture vine and would cost \$300. On motion of Councilman Katzakian, Mitchell second, the Council authorized the expenditure of \$300 for the control of yellow star thistle.

REZONING ON W. SIDE OF N. CHURCH ORDINANCE NO. 679, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING CERTAIN PROPERTY ON THE WEST SIDE OF NORTH CHURCH STREET BETWEEN LOUIE AVENUE AND TURNER ROAD TO BE IN THE R-3 LIMITED MULTIPLE FAMILY RESIDENTIAL ZONE", having been introduced at the regular meeting of July 6, 1960, was brought up for passage on motion of Councilman Brown, Katzakian second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - Brown, Katzakian, Mitchell, Ullmann and Culbertson  
 NOES: Councilmen - None  
 ABSENT: Councilmen - None

The Council then adjourned on motion of Councilman Mitchell, Katzakian second.

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